

Preliminary Smart Housing Mix Ordinance Study

Public Hearing

November 8, 2016

1:30 pm

Homeland Security Conference Room

City Hall – 8E10



City of New Orleans

City Planning Commission

Meeting and Public Hearing Agenda

- Brief Presentation on scope of Smart Housing Mix Ordinance Study and study timeline with comment deadline
- Consideration of Public Hearing Rules, if necessary
- Public Comments

Scope of Smart Housing Mix Ordinance Study

- On October 20, 2016, the City Council passed Motion M-16-490 directing the CPC to conduct a Smart Housing Mix Ordinance Study
 - Public Hearing within 30 days
 - Complete Study within 90 days
- The Motion directs CPC to consider the following subject matter:
 1. The creation and implementation of a Smart Housing Mix Ordinance that leverages market rate development activity to build and preserve lower-priced housing;
 2. Consider requiring or incentivizing the addition of lower-priced homes and apartments within otherwise market-rate developments;
 3. Research and make recommendations to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

Affordable Housing Need?

- There are more 500 cities and counties in the U.S. that have adopted an inclusionary zoning policy
 - There is considerable diversity in the design and implementation of the programs
 - There have been varying degrees of success in the programs
- The U.S. Department of Housing and Urban Development (HUD) considers families who pay more than thirty (**30%**) percent of their income for housing and utilities to be **cost burdened**
- Families that pay more than fifty (**50%**) percent of their income for housing and utilities are considered to be **severely cost burdened**
- In New Orleans, **58%** of households pay **one-third or more** of their monthly income on housing costs while **37%** pay **one-half or more** of their income on housing costs

Sources: U.S. Department of Housing and Urban Development, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/; HousingNOLA, *10 Year Strategy and Implementation Plan for a More Equitable New Orleans (2015)*

Program Structure?

- **Voluntary** or **Mandatory**?
- Does the policy apply **citywide** or is it **geographically** targeted?
- Does the policy apply to both **rental** and **for-sale** developments?
- What is the **threshold size** for projects?
- What **percentage of units** must be priced affordably?
- What **income groups** will be targeted?
- What is the **duration** of the affordability requirements?
- What **design standards** apply to affordable units?
- Will **in-lieu fees, off-site, land dedication, or preservation standards** be allowed?
- What **incentives** will be provided?

Key Dates

October 20, 2016: Motion M-16-490 passed by City Council

November 8, 2016: City Planning Commission Public Hearing

January 3, 2017: Deadline for written comments (noon)

January 3, 2017: Staff Report for the Smart Housing Mix Ordinance Study will be made available to the public by this date

January 10, 2017: City Planning Commission consideration of the study

January 18, 2017: Study completion deadline. Recommendation forwarded to City Council

How to Provide Input

January 3, 2017 at noon is the deadline for written comments. Comments can be emailed to CPCinfo@nola.gov or mailed to

City of New Orleans
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

The screenshot shows the City of New Orleans website. At the top, there is a navigation menu with links for Home, Residents, Business, Visitors, Government, NOLA 311, Departments, Calendar, News & Media, and Contact Us. Below the navigation menu, there is a search bar and a 'Search' button. The main content area is titled 'Smart Housing Mix Ordinance Study'. The left sidebar contains a list of links for various studies and commissions, with 'Smart Housing Mix Ordinance' highlighted by a red box. The right sidebar contains contact information for the City of New Orleans, including the address, phone, fax, and email, as well as links to the City of New Orleans Property Viewer, CPC Meeting Agendas, Reports, and Videos, and the Comprehensive Zoning Ordinance.

All public comments will be posted on CPC's Smart Housing Mix Ordinance Study website: <http://www.nola.gov/city-planning/major-studies-and-projects/smart-housing-mix-ordinance/>

